

STATE OF TEXAS §
COUNTIES OF POTTER §
AND RANDALL §
CITY OF AMARILLO §

On the 11th day of June 2012, the Amarillo Planning and Zoning Commission met in a work session in Room 206, second floor of City Hall, at 2:45 PM to review agenda items, then convened in regular session at 3:00 PM in the Commission Chambers on the third floor of City Hall, 509 East 7th Avenue, Amarillo, Texas, with the following members present:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
David Craig	N	19	12
Dean Bedwell	Y	86	80
Judy Day, Vice-Chairman	N	89	75
Casey Webb	Y	19	17
Mike Good	Y	1	1
Anthony Ledwig	Y	1	1
Howard Smith, Chairman	Y	124	108

PLANNING DEPARTMENT STAFF: Cris Valverde, Senior Planner
Kelley Shaw, Planning Director Jan Sanders, Admin Tech

Chairman Smith opened the meeting, established a quorum and conducted the consideration of the following items in the order presented. Kelley Shaw, Planning Director, read the staff reports and gave the recommendations for each item.

ITEM 1: Approval of the minutes of the May 21, 2012 meeting

A motion to approve the minutes of the May 21, 2012 meeting was made by Commissioner Bedwell and carried 1:0:4, with Commissioners Webb, Good, Ledwig, and Smith abstaining.

ITEM 2: P-12-29 Dremmel Addition Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 152, Block 2, AB&M Survey, Randall County, Texas.(2.06 acres)(Vicinity: Tradewind Rd. & SE 46th Ave.)
DEVELOPER: Jackie Smith
SURVEYOR: David Miller

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-12-29 was made by Commissioner Webb, seconded by Commissioner Bedwell and carried unanimously.

ITEM 3: P-12-30 Claude Highway Unit No. 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 116, Block 2, AB&M Survey, Randall County, Texas.(1.05 acres)(Vicinity: FM 1151 and Whitaker Rd.)
DEVELOPER: Devin Cantwell
SURVEYOR: Kevin Brown

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-12-30 was made by Commissioner Webb, seconded by Commissioner Bedwell and carried unanimously.

ITEM 4: P-12-31 K&S Acres Unit No.1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 33, Block 9, BS&F Survey, Randall County, Texas.(7.57 acres)(Vicinity: Interstate-27 and Coulter St.)
DEVELOPER: Jacob Rempel
SURVEYOR: Daryl Furman

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-12-31 was made by Commissioner Bedwell, seconded by Commissioner Webb and carried unanimously.

ITEM 5: P-12-32 La Paloma Estates Unit No. 10, being a replat of Lots 11 and 12, Block 2, La Paloma Estates Unit No. 7A, in Section 12, Block 9, BS&F Survey, Potter County, Texas. (0.44 acres)(Vicinity: Colonial Dr. & Fairway Dr.)
DEVELOPERS: John and Vickie Morrison and Chris Farrell
SURVEYOR: Daryl Furman

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-12-32 was made by Commissioner Webb, seconded by Commissioner Bedwell and carried unanimously.

ITEM 6: P-12-33 JLB Acres Unit No.1, an addition to the City of Amarillo, being an unplatted tract of land in Section 128, AB&M Survey, Potter County, Texas. (3.00 acres)(Vicinity: Loop 335 & Eastern St.)
DEVELOPER: Starla Beard
SURVEYOR: Jeff Reasoner

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-12-33 was made by Commissioner Bedwell, seconded by Commissioner Webb and carried unanimously.

ITEM 7: P-12-34 Los Altos Unit No. 9, an addition to the City of Amarillo, being a replat of a portion of Tract 5, Los Altos in Section 10, Block 9, BS&F Survey, Potter County, Texas. (4.23 acres)(Vicinity: Avondale St. & Woodstone St.)
DEVELOPERS: Howard Berg and Thomas Rogers III
SURVEYOR: Robert Keys

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. Garland Sell, 504 S. Polk, representing the developers, asked for clarification on why the plat was not ready for action. Mr. Shaw and Cris Valverde, Senior Planner, stated approval of this plat still requires certain items to be submitted and approved. These items include return of corrected originals, submittal of a tax certificate, approved drainage report and a written request for an alley waiver. A motion to deny P-12-34 was made by Commissioner Webb, seconded by Commissioner Bedwell and carried unanimously.

ITEM 8: P-12-35 2219 Ranches Unit No 1, a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 37, TTRR Survey, Randall County, Texas. (133.51 acres)(Vicinity: FM Highway 2219 and Dowell Rd.)
DEVELOPER: Shannon Burdett
SURVEYOR: Robert Keys

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-12-35 was made by Commissioner Webb, seconded by Commissioner Bedwell and carried unanimously.

ITEM 9: P-12-36 Town Square Unit No. 2, an addition to the City of Amarillo, being an unplatted tract of land in Section 63, Block 9, BS&F Survey, Randall County, Texas. (27.48 acres)(Vicinity: Hillside Rd. and Nancy Ellen St.)
DEVELOPER: Perry Williams
SURVEYOR: HO Hartfield

Mr. Shaw stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-12-36 was made by Commissioner Bedwell, seconded by Commissioner Webb and carried unanimously.

ITEM 10: Presentation and discussion by Planning Staff on growth and current City annexation policies.

Mr. Shaw began his presentation with 'why' changes are needed regarding a new City annexation policy. The City of Amarillo generally annexes territory at the request of property owners. This process can and has generated some issues around the periphery of our City. One such issue is the beginning of 'Urban Sprawl', from smaller unregulated, substandard developments 'popping up' outside our city limits causing a growth boundary. If these areas were annexed under our current annexation policy, Amarillo would have to bring these areas up to city standards.

Mr. Shaw stated pro-active or strategic annexation remains the tool for municipalities in coordinating and protecting growth areas. Thus allowing Amarillo to stay ahead of the 'growth curve' while preserving the character of our City. An annexation plan could begin by identifying areas inside the city limits where infrastructure is available but not developed. Next a look at population trends to identify where growth is occurring; at what rate, how much area Amarillo will

need in 5-10 years, and where it makes physical sense for Amarillo to grow with cost of infrastructure. He commented development agreements can be offered to property owners in regions identified as long term growth areas. The agreements would state the area will not be annexed as long as property owners do not subdivide their property. Mr. Shaw mentioned he would discuss the 'how' of the annexation process in the following Planning and Zoning Commission meetings, followed by 'when and where'.

CARRY OVERS:

ITEMS 11-12: P-12-26 Bertrand Acres Unit No. 1, P-12-28 Curtis G. Hail's Subdivision.

No action was taken on these plats.

PENDING ITEMS:

ITEMS 13-45: P-08-10 The Woodlands of Amarillo Unit No. 14, P-08-69 Redstone Addition Unit No. 1, P-10-19 Dixon Acres Unit No. 5, P-10-21 Coulter Acres Unit No. 12, P-10-25 Medical Institute Subdivision Unit No. 9, P-10-27 Amarillo Medical Center Unit No. 18, P-10-47 Grand Avenue Estates Unit No. 5, P-10-48 Famous Heights Addition Unit No. 41, P-10-57 North River Road Gardens Unit No. 3, P-10-60 Alta Vista Estates Unit No. 2, P-11-31 Sundown Acres Unit No. 6, P-11-32 Hillside Terrace Estates Unit No. 14, P-11-34 Plemons Addition Unit No. 14, P-11-54 Tradewind Air Park Unit No. 19, P-11-56 Western-Air Addition Unit No. 21, P-11-60 Hillside Terrace Estates Unit No. 17, P-11-61 Hillside Terrace Estates Unit No. 18, P-12-02 Southeast Park Unit No. 10, P-12-03 Quail Creek Addition Unit No. 31, P-12-04 Town Square Unit No. 1, P-12-08 R&B Industrial Park Unit No. 7, P-12-13 Valley View South Unit No. 3, P-12-14 Holland Addition Unit No. 14, P-12-15 The Colonies Unit No. 48, P-12-16 Sunset Acres Unit No. 3, P-12-13 Valley View South Unit No. 3, P-12-18 The Greenways at Hillside Unit No. 27, P-12-19 City View Estates Unit No. 11, P-12-20 City View Estates Unit No. 12, P-12-21 Glidden and Sanborn Addition Unit No. 8, P-12-22 Osage Acres Unit No. 6, P-12-23 Soncy Estates Unit No. 3, P-12-24 Fox Hollow Unit No. 2.

No action was taken on these plats.

ITEM 46: Public Forum: Time is reserved for any citizen to comment on City zoning or planning concerns; however, the Commission can take no action on any issue raised.

No comments were made.

ITEM 47: Discuss Items for Future Agendas

No further comments were made and meeting adjourned at 4:10 p.m.

Kelley Shaw, Secretary
Planning & Zoning Commission